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42 Beaudesert, Leighton Buzzard, LU7 1HZ



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## Offers In Excess Of £290,000

- TWO BEDROOM TERRACED PROPERTY
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- POPULAR LOCATION
- TWO ALLOCATED PARKING BAYS
- GAS CENTRAL HEATING
- KITCHEN/DINING ROOM
- INTERACTIVE VIRTUAL TOUR

This two bedroom terrace home is located within a prime location in Leighton Buzzard.

In brief this property benefits from an entrance porch, lounge, kitchen/dining room, two bedrooms and a shower room.

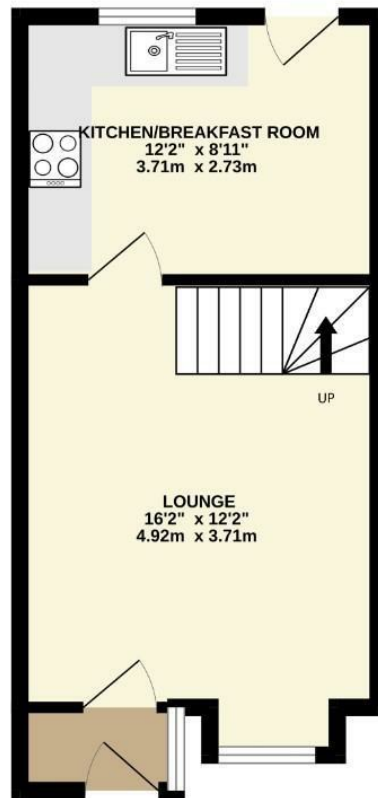
Externally this property benefits from an enclosed rear garden and two allocated parking spaces.

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

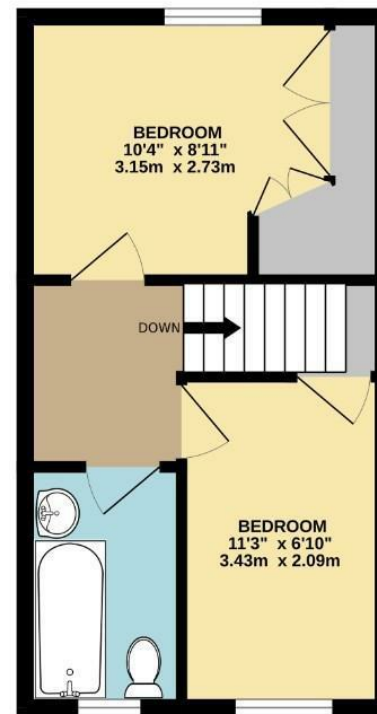
The High Street has a variety of shops and businesses, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London, particularly for its direct line to Euston.

GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.

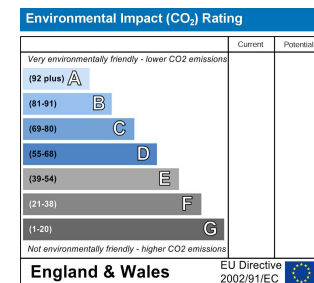
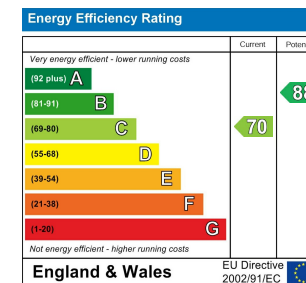


1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with: Metropix G2025



**Entrance Porch**

Entry via a part glazed door.

**Lounge**

Double glazed window to front aspect. Wood effect flooring and radiator. Stairs rising to the first floor landing.

**Kitchen/Dining Room**

Double glazed window to rear aspect. A range of floor and wall mounted units with a worktop over. Single bowl stainless steel sink and drainer. Space for a free standing oven. Space for a fridge-freezer. Wall mounted ga combination boiler.

**Bedroom One**

Double glazed window to rear aspect. Fitted carpet and radiator. Built-in wardrobes.

**Bedroom Two**

Double glazed window to front aspect. Fitted carpet and radiator. Storage cupboard.

**Bathroom**

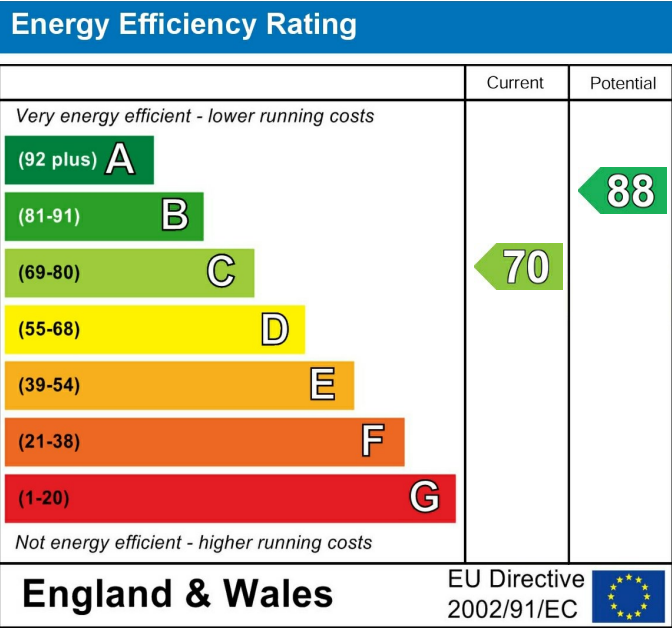
Double glazed window to front aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin.

**Rear**

Enclosed rear garden. Side gated access. Summerhouse.

**Parking**

Two allocated parking bays.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











